

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Upman Court, 40' N of Old
Frederick Road
(19 Upman Court)
1st Election District
1st Councilmanic District

Joyce Eileen Hinkelman
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-3-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Joyce Eileen Hinkelman. The Petitioner seeks relief from Sections 1B01.2.C.1.B and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 14 feet in lieu of the required 22.5 feet for a proposed open projection (12' x 20' deck). The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

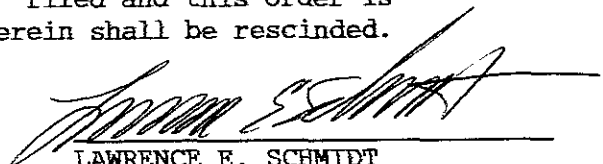
By

Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of July, 1998 that the Petition for Administrative Variance seeking relief from Sections 1B01.2.C.1.B and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 14 feet in lieu of the required 22.5 feet for a proposed open projection (12' x 20' deck), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
DATE 7/29/98
BY REG



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 29, 1998

Ms. Joyce E. Hinkelman
19 Upman Court
Catonsville, Maryland 21228

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Upman Court, 40' N of Old Frederick Road
(19 Upman Court)
1st Election District - 1st Councilmanic District
Joyce Eileen Hinkelman - Petitioner
Case No. 99-3-A

Dear Ms. Hinkelman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

✓
File





Petition for Administrative Variance

99-3-A

to the Zoning Commissioner of Baltimore County

for the property located at 19 UPMAN CT.

which is presently zoned DR.5.5.

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B01.2 C13 & 301.1A.

To Permit A Rear Yard Setback of 14 Ft in lieu of the Required 22.5 Ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1) EXTEND THE SET-BACK LINE TO FACILITATE THE CONSTRUCTION OF A FREE STANDING DECK (12' X 20') SEE ATTACHMENT #1.

PREVIOUS ZONING HEARINGS: CASE #90444A, CASE #93344A

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Leslie Kulick

Name

6915 PINECREST Rd

Address

CATONSVILLE MD

410-463-9565(w)

410-719-7080(h)

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JMA

DATE: 7-01-98

ESTIMATED POSTING DATE: 7-12-98

Printed with Soybean Ink
on Recycled Paper

ITEM #: 3

ORDER RECEIVED FOR FILING
7/29/98

Date
BY

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 19 LIPMAN CT.
address
CATONSVILLE MD 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

EXTEND THE SET BACK LINE TO FACILITATE THE
CONSTRUCTION OF A FREE STANDING DECK (12' X 20')
PREVIOUS ZONING HEARINGS: CASE # 90444A, CASE #
93344A. SEE ATTACHMENT #1.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Joyce Eileen Hinkelman
signature
JOYCE EILEEN HINKELMAN
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of JUNE, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOYCE E. HINKELMAN

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

June 17, 1998
date

Robert R. Tucker
NOTARY PUBLIC

My Commission Expires: 3/1/99

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 19 UPMAN CT.
address
CATONSVILLE MD 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

EXTEND THE SET BACK LINE TO FACILITATE THE
CONSTRUCTION OF A FREE STANDING DECK (12' X 20')
PREVIOUS ZONING HEARINGS: CASE # 90444A, CASE #
93344A. SEE ATTACHMENT #1.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

Joyce Eileen Hinkelman
(signature)
JOYCE EILEEN HINKELMAN
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of JUNE, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOYCE E HINKELMAN

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

June 17, 1998
date

Robert R. Tucker
NOTARY PUBLIC

My Commission Expires: 3/1/99



Petition for Administrative Variance

99-3-A

to the Zoning Commissioner of Baltimore County

for the property located at 19 UPMAN CT.

which is presently zoned DR.S.S.

This Petition shall be filed with the Dept. of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B O 1.2 c.1 B. & 301.1 A.

TO PERMIT A REAR YARD SETBACK OF 14 FT. INSTEAD OF THE REQUIRED 22.5 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1) EXTEND THE SET-BACK LINE TO FACILITATE THE CONSTRUCTION OF A FREE STANDING DECK. (12' X 20') SEE ATTACHMENT #1.

PREVIOUS ZONING HEARINGS: CASE #90444A, CASE #93344A

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

JOYCE EILEEN HINKELMAN

(Type or Print Name)

Joyce Eileen Hinkelman

Signature

(Type or Print Name)

Signature

19 UPMAN CT.

Address

40-993-8474(W)

410-747-4407(H)

Phone No

CATONSVILLE

City

MD

State

21228

Zipcode

Name, Address and phone number of representative to be contacted

LESLIE KULICK

Name

410-962-9565(W)

410-719-7080(H)

6915 PINECREST RD

Address

Phone No

CATONSVILLE

MD

21228

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County; and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: JOA

DATE: 7-01-98

ESTIMATED POSTING DATE

7-12-98

Printed with Soybean Ink
on Recycled Paper

ITEM #: 3

99-3-A

ATTACHMENT # 1

Conditions of the practical difficulty for the variance are as follows:

- Access to the outside from the second floor is feasibly impossible.
- Due to the configuration of the relatively small lot, it precludes the maximum use of the living/recreational area of the property as compared to the adjacent rear property.
- There will be no adverse impact to any of the adjoining individuals, as well as the community in general.

ORDER RECEIVED FOR FILING
Date 7/21/98
By [Signature]

ZONING DESCRIPTION FOR 19 UPMAN COURT

99-3-A

Beginning for the same at the concrete monument set in the northwesterly side of Old Frederick Road at the end of the second line of the tract of land described in the Deed from Joseph Upman et al to Loyd Godman et al dated October 31, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No 1519, folio 302, etc. and running thence binding on the third line of said tract of land as described in said deed North 13 degrees 17 minutes East 1192.6 feet to the concrete monument at the end thereof thence for a line of division South 11 degrees 30 minutes 30 seconds West 1178.89 feet to a point on the Northwesterly side of said Old Frederick Road in said second line at the distance of 39.21 feet from the place of beginning and thence binding on said second line South 81 degrees 58 minutes West 39.21 feet to the place of beginning.

Being part of the same property described in a Deed dated January 8, 1990, from John P. Stahle, Personal Representative of the Estate of Lena A. Upman, also known as Appolonia M. Upman unto Ellwood Building Corporation, recorded among the Land Records of Baltimore County, Maryland in Liber 8391, folio 180.

Also known as 19 Upman Court and located in the 01 Election District, 1st Councilmanic District.

500-056176

1005

THE
FEDERAL
BUREAU
OF
INVESTIGATION
U. S. DEPARTMENT OF JUSTICE

PROCESSES AROUND THE

1951 31700 1051

DATE 07.01.98 ACCOUNT R CAL GSO.

ACCOUNT

Reel 6150

6159.10

11

941930 (NW)

AMOUNT

500.

330 B-01

Baltimore County, Maryland

RECEIVED
FROM: _____

Source: 1. Pakistan

010. Reg. Mail (Avenue)

550

99-3-A

FOR:

676

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

03

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case # 99-03-A
Petitioner/Developer:
(Joyce Hinkleman)
Date of ~~Hearing~~/Closing:
(July 27, 1998)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____

19 Upman Court Baltimore, Maryland 21228 _____

The sign(s) were posted on _____ July 10, 1998 _____
(Month, Day, Year)

Sincerely,

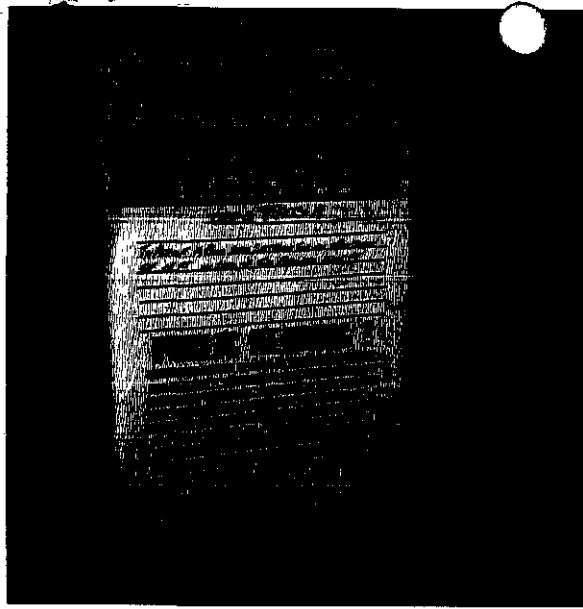

(Signature of Sign/Poster & Date)

Thomas P. Ogle, Sr. _____

325 Nicholson Road _____

Baltimore, Maryland 21221 _____

(410)-687-8405 _____
(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ~~99~~ 03 -A Address 19 UPMAN CT.

Contact Person: JOAN R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 07-01-98 Posting Date: 7-12 Closing Date: 7-27-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number ~~99~~ 03 -A Address 19 UPMAN CT.

Posting Date: 7-12-98 Closing Date: 7-27-98

Wording for Sign: To Permit A REAR YARD SETBACK TO ALLOW OPEN DECK
OF 14 FT. IN LIEU OF THE REQUIRED 22.5 FT.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-03-A

Petitioner: JOYCE ELLEN HUNKERMAN

Address or Location: 19 UPRMAN CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOYCE ELLEN HUNKERMAN

Address: 19 UPRMAN CT.

CATONSVILLE MD. 21228

Telephone Number: W. 410-993-8474 H. 410-747-4407.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 23, 1998

Mr. Leslie Kulick
6915 Pinecrest Road
Catonsville, MD 21228

RE: Item No.: 3
Case No.: 99-3-A
Location: 19 Upman Court

Dear Mr. Kulick:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 1, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: July 16, 1998

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for July 20, 1998
Item Nos. 492, 001, 002, (003) 004,
005, 006, 007, 008, 009, and 010

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 7/22/92

FROM: R. Bruce Seeley. RBS/PP
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: July 13, 92

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 492
601
2
3
4
5
6
7
8

RBS:sp

BRUCE2/DEPRM/TXTSBP



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

July 22, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 13, 1998

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

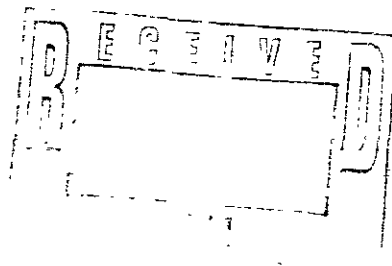
8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

001, 002, 003, 004, 005, 006, 007, 009, 010

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: July 10, 1998

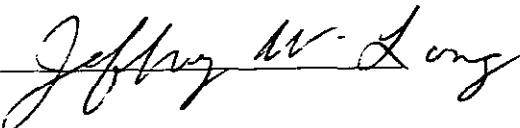
FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 492, 2, 3, 4, 9, and 10

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Section Chief: 

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7-14-98
Item No. 003 JRA

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

TO: JOHN A.

FROM: Carl Richards

ITEM #003 - No advertisement form. ^{new} ^{we} ^{are} ^{out} ^{of} ^{forms} - Andro LARU
No information on bottom of petition forms.
No item numbers on anything in folder.
Case number wrong on sign form. 5400 734 99-03
No posting or closing date on sign form. 7

Joyce

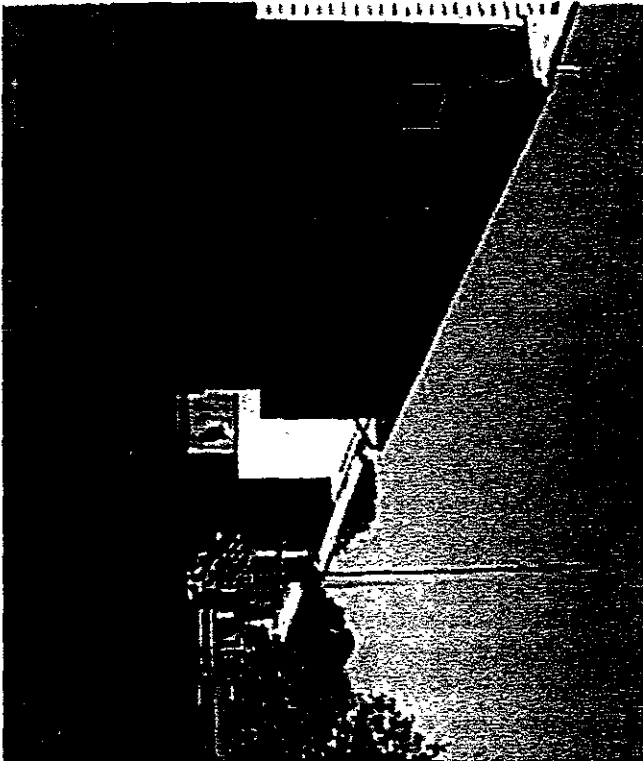
Hinkelmann

~~XXXXXXXXXX~~
19 Upman Ct.

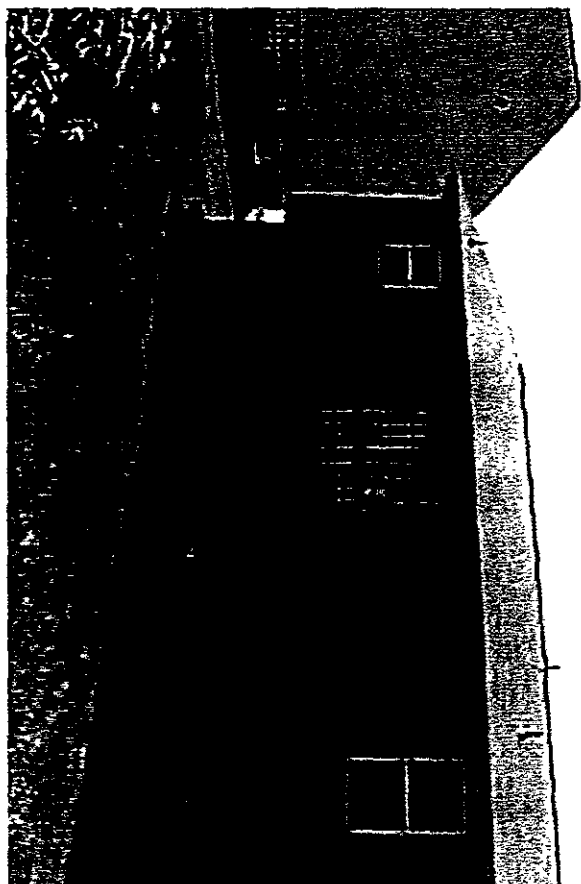
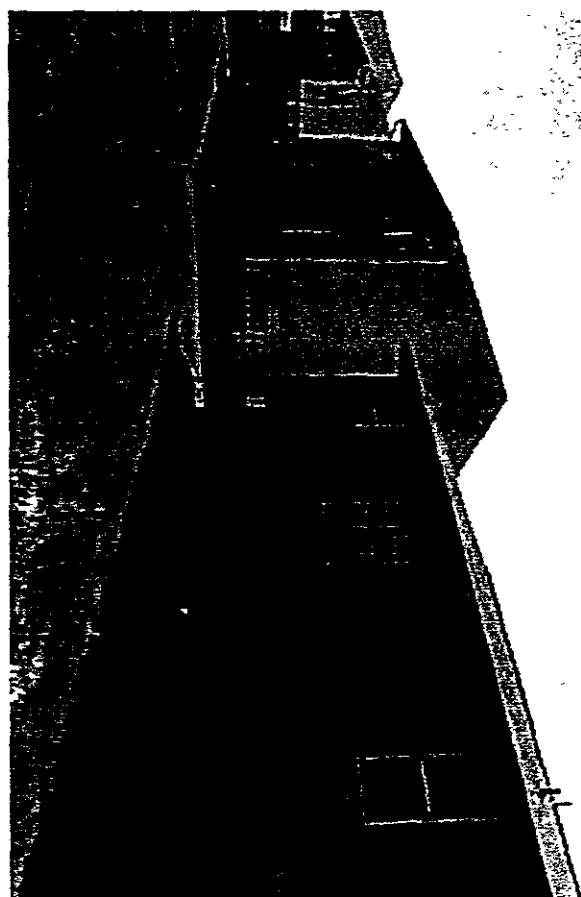
~~ASAC~~; Md 21228

0-747-4407(h)

10-993-8474 (w)



99-3-7



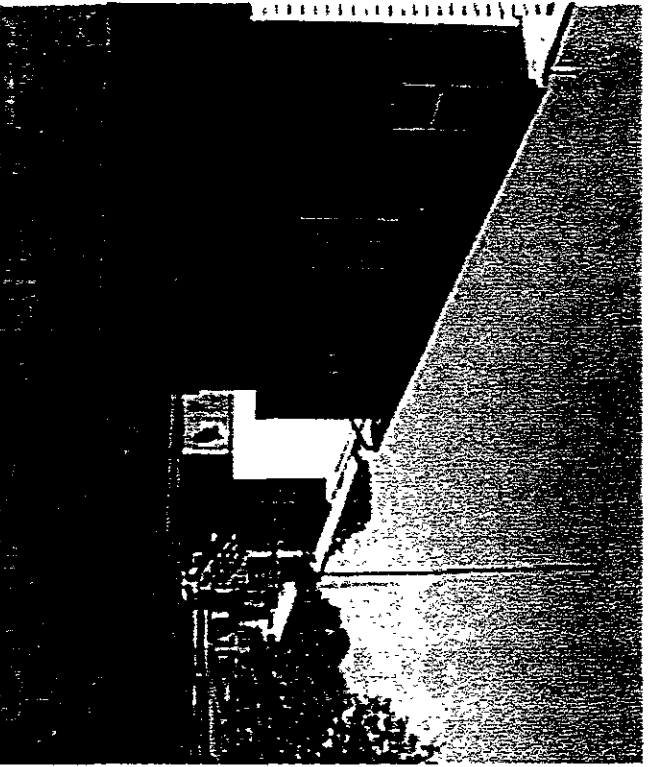
Joyce
Hinkelman

~~1944~~ 1944pmcun Ct.

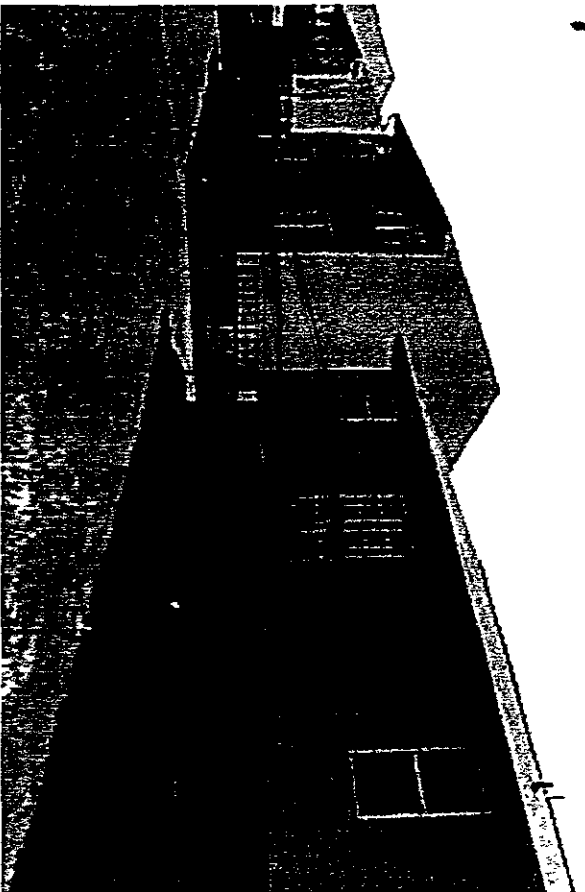
~~Stonville~~ Md 21228

10-747-4407 (h)

10-993-8474 (w)



99-3-A





DR.5.5

99-3-A

BR

BR

WEST

McINTOSH CT

BALDWIN CT

D.R.

6,000

ERS

NORHURST WAY

WOODHURST WAY

NORHURST WAY NORTH

NORHURST WAY

DR.

WOODHURST WAY

ROAD

FREDERICK

DRIVE

ALTAVUE

6,000

DR.3

DR.5.5

ROCKWELL

SE 2-6

03

35' SET BACK

26¹/₄'

CASE # 90444A

CASE # 93344A

> Previous Zoning hearings

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

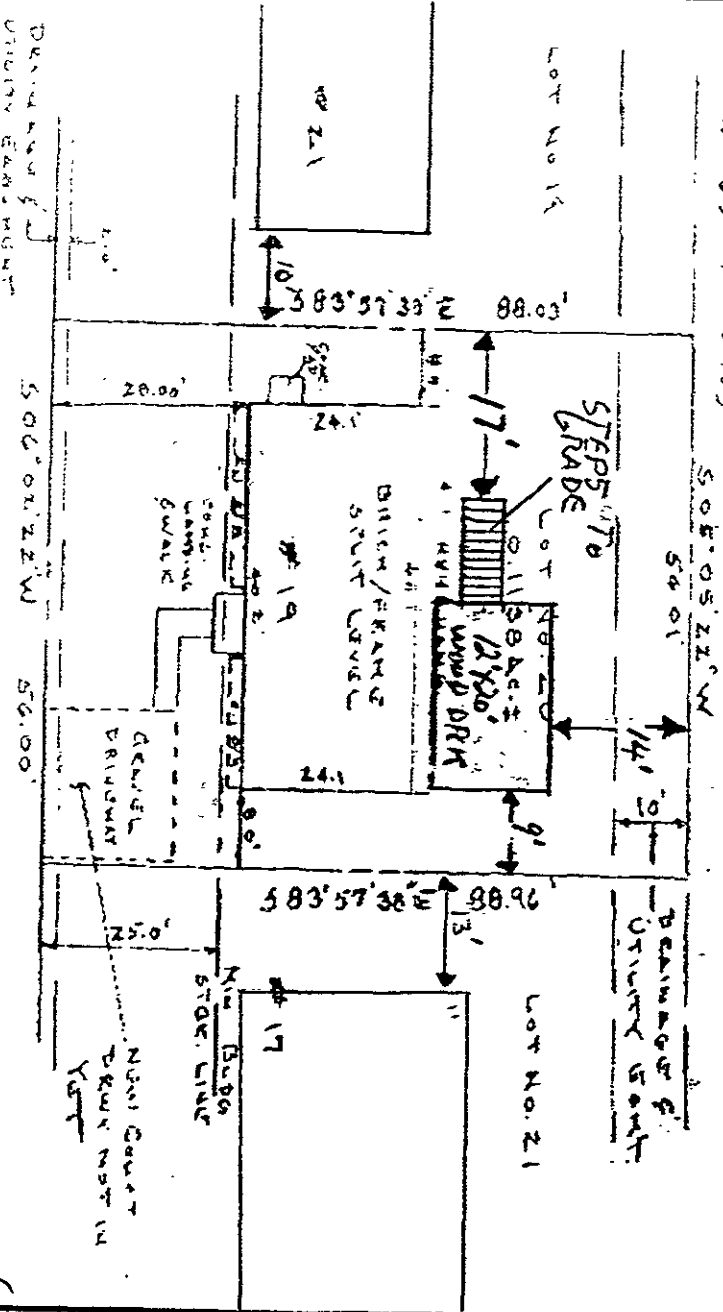
PROPERTY ADDRESS: 19 UPMAN CT.

Subdivision name: UPMAN PROPERTIES

plat book # DR 5.15 folio # 20, section # DR 5.15

OWNER: JOSE E. HUNKELMAN

PLAT BOOK 63 FOLIO 103



UPMAN COURT
(40'x40')

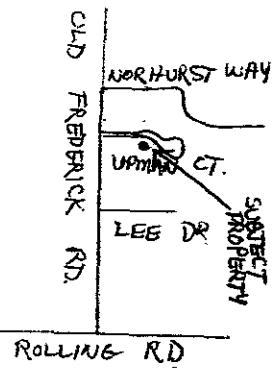


North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____

[Handwritten signature]



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 01

Councilmanic District: 01

1"=200' scale map#: SX-2-G

Zoning: DR 5.5 W

Lot size: 0.14 5040

acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Prior Zoning Hearings:

90-4444, 93-3444

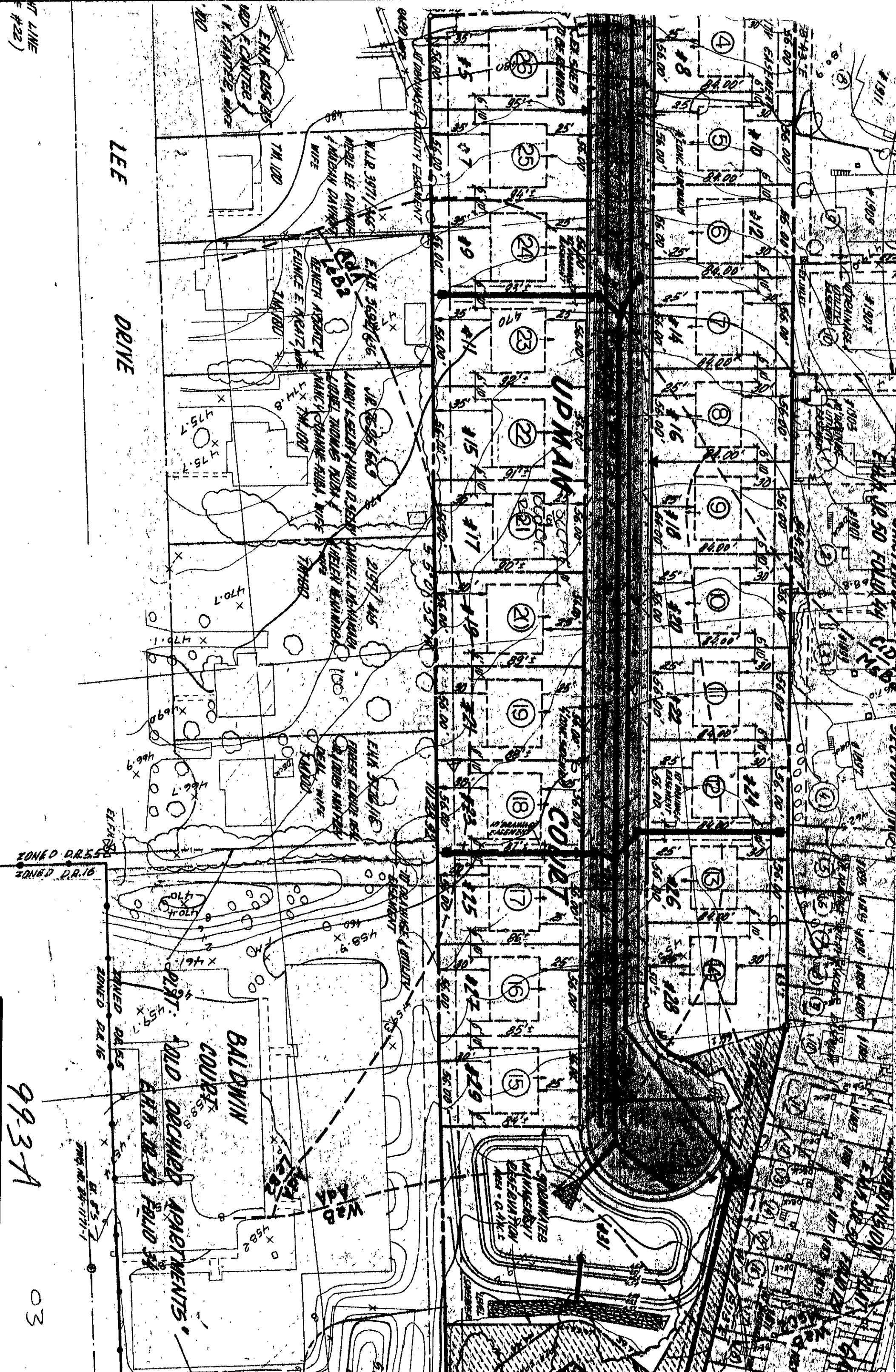
Zoning Office USE ONLY

reviewed by: _____ ITEM #: _____ CASE#: _____

5009

3

99-344



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

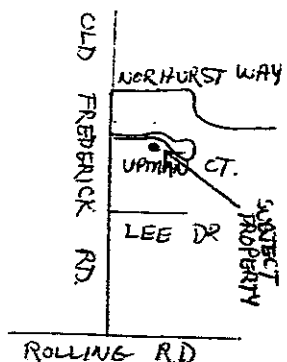
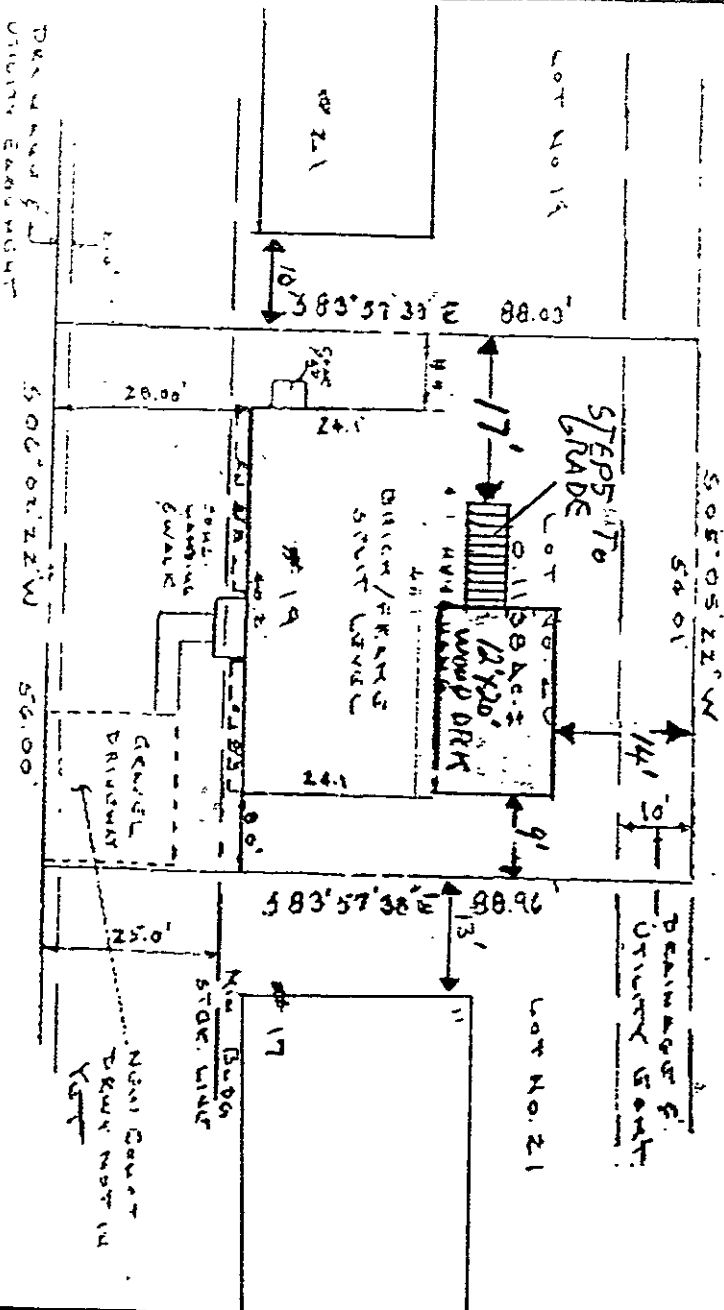
PROPERTY ADDRESS: 19 UPMAN CT.

Subdivision name: UPMAN PROPERTIES

plat book # 98-5, folio # 180, lot # 20, section # DR 5.5

OWNER: JOKE E. HUNKELMAN

see pages 5 & 6 of the CHECKLIST for additional required information



LOCATION INFORMATION

Election District: 01

Councilmanic District: 01

1"=200' scale map#: SE-2-6

Zoning: DR 5.5 SW 26

Lot size: 0.14 5040

acreage square feet

public privals

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: 90-4444, 93-3444, 99-3-A

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

5007 3 99-3-19

North
date: _____
prepared by: _____

Scale of Drawing: 1"= _____